



THE
A-TEAM

**RE/MAX
FIRST**

1000 GLENHAVEN Way #147, Cochrane T4C 1Y9

MLS® #: **A2174877** Area: **GlenEagles** Listing Date: **10/23/24** List Price: **\$650,000**
 Status: **Active** County: **Rocky View County** Change: **-\$10k, 07-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Cochrane**
 Year Built: **2002**
Lot Information
 Lot Sz Ar: **16,889 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,594**
 Low Sqft:
 Ttl Sqft: **1,594**

DOM

91
Layout
 Beds: **2 (2)**
 Baths: **1.5 (1 1)**
 Style: **Bungalow,Side by Side**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Backs on to Park/Green Space,Corner Lot,Front Yard,No Neighbours Behind,Street Lighting,Private,See Remarks,Views**
 Park Feat: **Double Garage Attached,Driveway**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air**
 Sewer:
 Ext Feat: **Private Entrance,Private Yard**
 Construction: **Stone,Stucco,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Linoleum**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Stove,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Closet Organizers,Double Vanity,French Door,No Smoking Home,Open Floorplan,Pantry,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	6`3" x 6`3"	Kitchen	Main	12`6" x 15`0"
Breakfast Nook	Main	9`0" x 9`9"	Dining Room	Main	11`3" x 12`0"
Living Room	Main	11`3" x 15`0"	Bedroom - Primary	Main	11`0" x 14`0"
Bedroom	Main	9`9" x 10`10"	Laundry	Main	7`6" x 8`9"
2pc Bathroom	Main		5pc Bathroom	Main	

Legal/Tax/Financial

Condo Fee:
\$588

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R-MX

Legal Desc: **9912398**

Remarks

Pub Rmks: **Welcome Home!!! If your looking for Spectacular views and privacy this is the property for you!! This 1594 sq ft walk out bungalow is located in Glenhaven in the sought after community of Glen Eagles. Glenhaven is nestled at the beginning of a large valley, the views are amazing as you can see for miles, and its tranquility is amazing. This property is the end unit and is the only one with a privacy wall. No neighbours on the one side nor behind, This has to be the best lot in Glenhaven. This home has been well cared for by the one and only owner. When you enter the home you come into a large entranceway with the formal dining room to your right. The main floor then opens up to the large kitchen and living room. The kitchen has a gas stove, ample cupboard and counter space, pantry, breakfast nook, and stainless steel appliances. Great spot to host a gathering. The living room has large windows to enjoy the amazing valley views and let the natural light in, and you can cuddle up by the fire on those cold winter days. Walk down the Hall to the large Primary bedroom, which has a walk in closet and a 5 piece ensuite!! There is another bedroom that you could easily use as a den or office. The main floor is capped off with a powder room and a laundry room. Whern you walk through the laundry room you gain access to the large double attached garage. Head downstairs to the open walkout basement. Perfect for you to design this to your liking!! roughed in for a bathroom and a fireplace, insulated frost walls with the electrical installed, its ready to be finished off! Huge windows let the light in and the views!!! Step outside onto the deck, which has a fresh facelift with brand new duradek and just take in the valley views and the serenity of the area. Under the deck is another patio, if its rainy out or just want some shade its a great place to hang out. This home has had many upgrades done - Phantom screens, Led lighting, heavy shelving in the garage, Front screen door, and hot water tank was replaced in 2015. Don't miss out on this amazing home, come and see!!**

Inclusions: **None**
Property Listed By: **CIR Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









